Alberta
MUNICIPAL AFFAIRS

Office of the Minister

224 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 403 / 427-3744

To The Honourable G. Amerongen
Speaker of the Assembly

Sir:

I have the honour to submit the Annual Report of Alberta Municipal Affairs for the period of April 1, 1981 to March 31, 1982.

Respectfully submitted,

JULIAN KOZIAK
Minister of Municipal Affairs

Alberta

MUNICIPAL AFFAIRS

403/427-4826

915 Jarvis Building
9925 - 107 Street
Edmonton, Alberta, Canada
T5K 2H9

Office of
the Deputy Minister

Honourable Julian Koziak, Q.C.
Minister of Municipal Affairs
Government of Alberta
224 Legislature Building

Dear Sir:

I have the honour to submit to you the Annual Report of Alberta Municipal Affairs for the fiscal year ending March 31, 1982.

Respectfully submitted,

A.R. Grover
Deputy Minister

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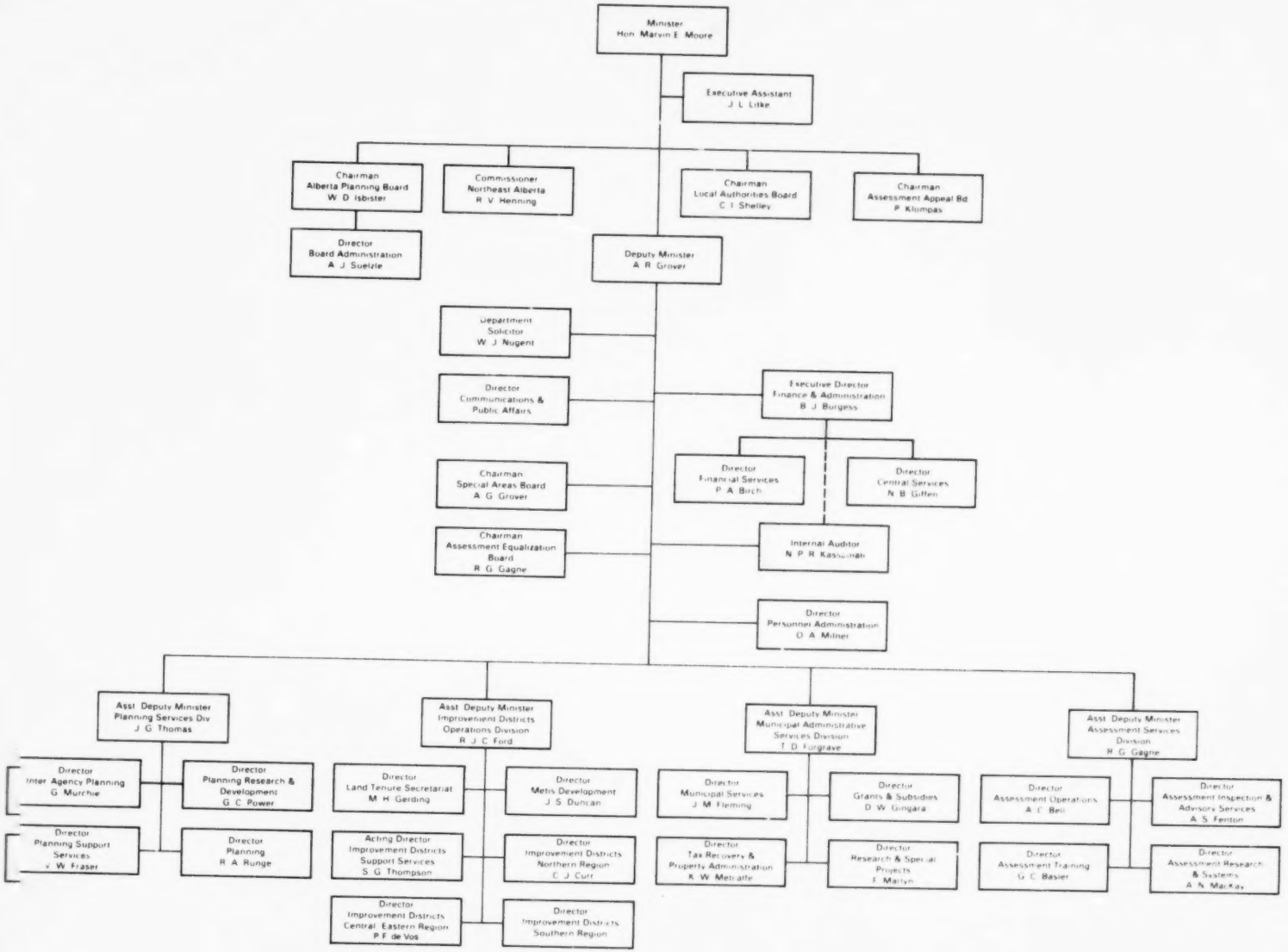
MUNICIPAL AFFAIRS ORGANIZATIONAL CHART



ACTS ADMINISTERED BY ALBERTA MUNICIPAL AFFAIRS

Agricultural Relief Advances Act

Alberta Property Tax Reduction Act

Assessment Appeal Board Act

County Act

Crowsnest Pass Municipal Unification Act

Department of Municipal Affairs Act

Electric Power & Pipeline Assessment Act

Improvement Districts Act

Lloydminster Municipal Amalgamation Act

Local Authorities Board Act

Local Tax Arrears Consolidation Act

Metis Betterment Act

Municipal & Provincial Valuation Act

Municipal & School Administration Act

Municipalities Assessment & Equalization Act

Municipal Election Act

Municipal Government Act

Municipal Tax Exemption Act

Municipal Taxation Act

New Towns Act

Northeast Alberta Regional Commission Act

Planning Act

Regional Municipal Services Act

Special Areas Act

Tax Recovery Act

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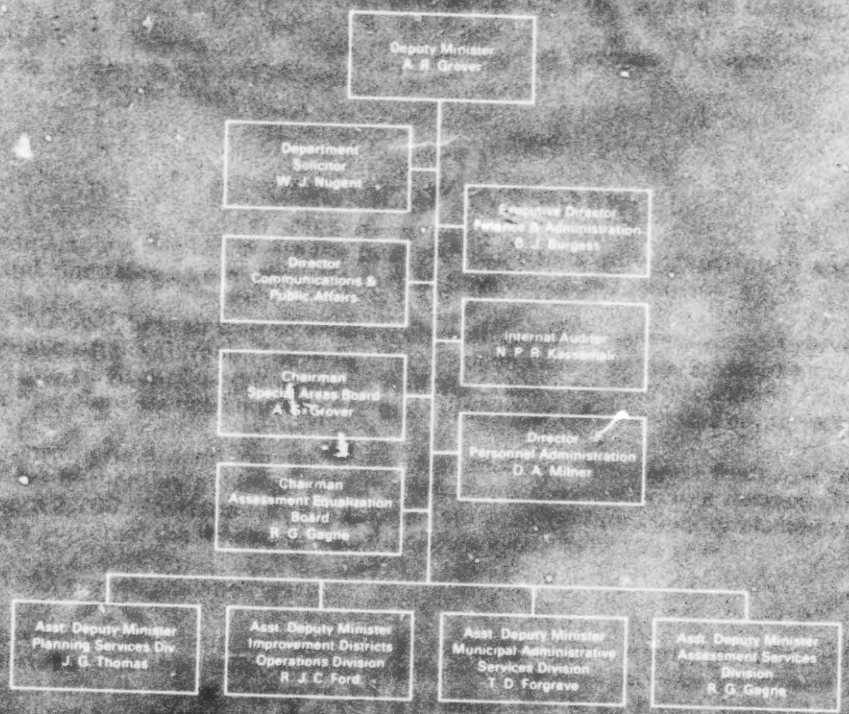
REPORTING TO DEPUTY MINISTER



SOLICITOR'S OFFICE

The function of the solicitor's office, which is staffed with a lawyer from the Attorney General Department, is to supply legal services in conjunction with the Attorney General Department to Alberta Municipal Affairs and its associated boards.

The 1981/82 year was active for the solicitor's office. There was an increased demand for legal services in virtually every area of the department and its associated boards. Due to the variety and amount of legislation administered by the department and its activities during the year, legal services covered a broad range.

The solicitor's office provided general legal advice including written and oral opinions. There was an increased demand for the preparation and review of agreements and other legal documents used by the department.

Litigation affecting the department and its associated boards called for the preparation of various documents and court appearances on behalf of the Alberta Planning Board, Alberta Assessment Appeal Board and certain development appeal boards in the improvement districts.

The solicitor's office was also asked to comment on proposed legislation and suggested amendments to existing legislation.

COMMUNICATIONS BRANCH

The Communications Branch meets the public affairs needs of the department and its affiliated agencies and maintains an effective information flow within the ministry.

To achieve this goal, branch staff often draw on technical and advisory support services available from the Public Affairs Bureau. These functions encompass creative, print-graphic, audio-visual and advertising services. Communications staff also have access to the Alberta Communications Network, a newswire service connected to most provincial electronic and print media outlets.

The Communications Branch experienced a staff shortage throughout the fiscal year and, as a result, regular bi-monthly publication of the Municipal Counsellor was delayed. The magazine reaches about 3,700 Albertans with useful and interesting information for elected and appointed officials. One edition of the magazine was published in the 1981/82 year.

Other 1981/82 branch activities were:

- Department consulting and production needs for creative arts, printing and duplicating continued to be channelled through the branch. Creative services design and graphic work ranged from print and display to exhibit materials. Print projects included all department publications — reports, brochures and business forms. In all, 218 projects were completed: 187 print, 15 creative art and 16 others.

- All advertising programs were processed through the branch from concept to launch. Communications staff completed 1,639 advertising requests, a 12 per cent increase from the previous fiscal year. Work in this area included preparing a major promotion for the 1982/83 Senior Citizens Renter Assistance Program.

- Audio-visual services were provided for all film and audio projects, from consulting to final production. An extensive photo catalogue, film library, photographic staff, equipment and laboratory facilities continued to be available for department use. A total of 120 audio-visual requests were filled during the year.

- The communications director researched and developed a comprehensive plan to fulfill current department needs, based on consultation with other branch and division directors. The director was also responsible for special municipal issues involving high media exposure.

- The branch responded to many requests from media, public and other government departments for information on municipal related subjects.

- Six issues of the Izzatso newsletter were distributed throughout the department.

- Communications staff also acted as liaison for department conferences and special meetings, news releases and media contact.

PERSONNEL ADMINISTRATION

During the 1981/82 fiscal year, 31 new classified positions were added to the manpower of Alberta Municipal Affairs. The total classified establishment on March 31, 1982 was 866 positions and, of this number, 115 were managers. Wage employees averaged 73 man years for this fiscal year. The total man years for the department was 939.

The permanent position vacancy rate averaged 10.7 per cent for the year and was 8.6 per cent on March 31, 1982. There were 134 employee terminations, 193 commencements and 165 transfers and promotions during the year.

Other significant data for the period under discussion includes:

- 355 classification submissions were processed.

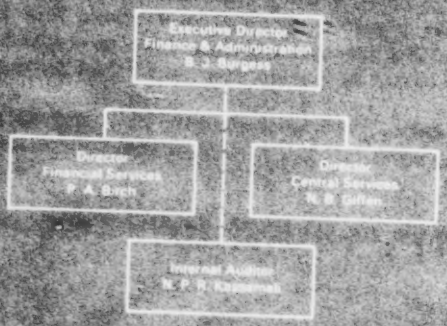
- 110 recruitment and selection competitions carried out and 689 applicants were interviewed.

- 274 employees participated in staff development and training programs during the year.

- Six formal grievances were lodged, one was upheld at the Deputy Minister level, the others were lost to the grievors.

- Major reorganizations were carried out within the Special Areas Board, the Improvement Districts Division and the Assessment Equalization Board.

FINANCE AND ADMINISTRATION



FINANCE AND ADMINISTRATION DIVISION

The division consists of the Financial Services Branch, Central Services Branch and the Internal Auditor. A new Executive Director, Barry J. Burgess, was appointed in October, 1981.

During the year the division experienced some difficulty recruiting and retaining professional staff. By year end, however, the problem appeared to be under control.

The organization of the Financial Services Branch was reviewed and modified to place greater emphasis on accounting and financial management systems, policies and procedures.

The Central Services Branch was actively engaged in the initial development of the Municipal Financial Information System and the Industrial/Pipeline Assessment System.

The internal audit function has now been well established within the department with independent reporting lines to the Departmental Audit Committee consisting of the deputy minister and senior executives of the department.

FINANCIAL SERVICES BRANCH

In 1981/82 the branch reviewed its role and responsibilities resulting in an organizational change with more emphasis on accounting and financial management policies, procedures and systems. Services to local taxpayers and vendors in the improvement districts and special areas were improved through the introduction of local imprest accounts and revised collection procedures. In addition, a number of accounting functions were decentralized to local offices.

Departmental expenditures for 1981/82 amounted to $215 million, a 26 per cent increase since 1980/81. Municipal Debenture Interest Rebate program costs contributed significantly to this increase

1981/82 EXPENDITURE CLASSIFIED BY PROGRAM

a) Financial Support for Municipal Programs $122,540,000 - 57%

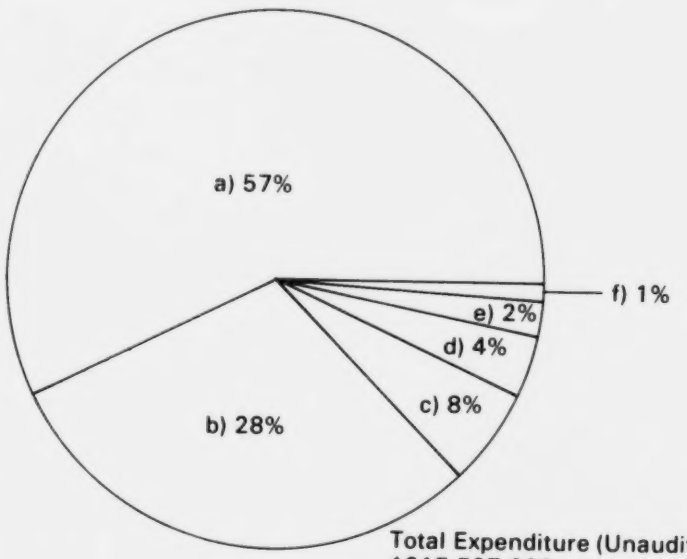
b) Alberta Property Tax Reduction Benefit Rebate to Individuals $59,494,000 - 28%

c) Administrative & Technical Support to Municipalities $17,792,000 - 8%

d) Community Planning Support $9,680,000 - 4%

e) Departmental Support $4,562,000 - 2%

f) Regulatory Boards & Coordination of N.E. Alberta Programs $1,529,000 - 1%



Total Expenditure (Unaudited) $215,597,000

CENTRAL SERVICES BRANCH

The Central Services Branch coordinated census data processing for 26 municipalities, enabling these municipalities to provide accurate information as required by the Municipal Government Act.

Other activities included:

- The branch participated in the design and on-going development of the new Municipal Financial Information System and the Industrial/Pipeline Assessment System.
- The branch coordinated the movement of 10 Alberta Municipal Affairs district offices to provide better access and facilities to the public.
- The Alberta Municipal Affairs Library worked with the regional planning commissions throughout the province, to upgrade reference facilities for these regions. This included making available listings of all publications held by the department, as well as providing technical advice to planning commission staff responsible for local reference collections.
- Acting as the "first line" information source for the department, the records section responded to over 15,000 telephone requests directed to the department's information line in 1981.
- The records staff provide records management training and technical advice to staff of the department and other government departments.

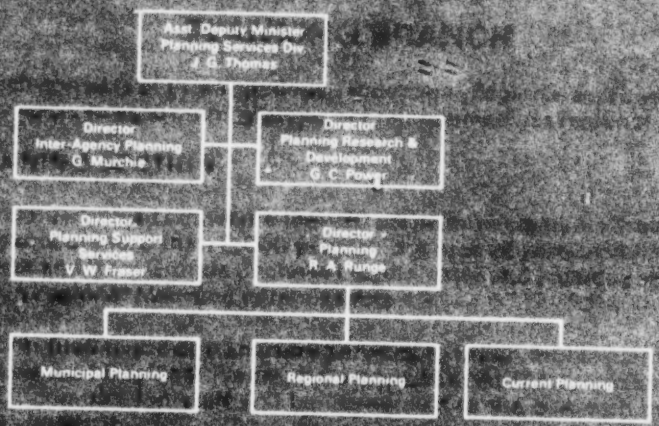
INTERNAL AUDIT

The Internal Audit Branch primarily reviews, evaluates and reports on the financial policies, systems and activities within the department. Its mandate encompasses everything that contributes to financial control, accountability and viability and provides for an independent role.

The branch reports to the Departmental Audit Committee consisting of the deputy minister and senior department executives. The committee reviews the annual audit plan, audit reports and promotes the establishment and maintenance of adequate internal control systems.

This year emphasis was placed on financial audits. The areas covered included contract administration, capital project accounting and reporting and a number of minor special projects.

PLANNING SERVICES DIVISION



PLANNING SERVICES DIVISION

The Planning Services Division is comprised of four branches: Planning, Support Services, Inter-Agency and Research & Development. The division continued its mandate of actively providing land use planning services to that portion of Alberta directly under its jurisdiction. It also provided general policy input to all provincial land use planning authorities.

The provincial cabinet deliberations on the City of Edmonton's annexation application resulted in additional responsibilities for the division. These included technical assistance in implementing growth management guidelines contained in the annexation decision and input on the formation of the new Yellowhead Regional Planning Commission.

Since the inception of the technical support component of the division, all land use illustrative mapping work has been sent to other departments or private firms for negatives and proofing work. Budgetary approval was received to establish a small darkroom to perform some of these functions in-house. All preparatory work on this facility was accomplished during this fiscal year and the facility is expected to be operational in the next fiscal year.

A synopsis of major branch activities during the 1981/82 fiscal year follows:

PLANNING BRANCH

The Planning Branch consists of three sections - municipal, regional and current planning - which provide basic planning services to municipalities not represented in a regional planning commission.

MUNICIPAL PLANNING SECTION

Section personnel were involved with more than 80 urban municipalities, from hamlets of less than 100 residents to towns of more than 8,000 people. The area of responsibility extended from Fort Chipewyan to Provost and from Grande Cache to Lloydminster and included all urban municipalities which are not within regional planning commissions.

- Planners continued to provide advisory services to urban municipalities within the newly-formed Yellowhead Regional Planning Commission. As the commission comes on stream during 1982, commission staff will be introduced to the communities and will gradually assume full responsibility.

- Responsibility for the Town of Hardisty, formerly with the Battle River Regional Planning Commission, was assumed by the Municipal Planning Section.

- Involvement with and assistance to these communities included preparation of general municipal plans, planning reports, development plans or concepts and outline plans. Referrals were received and advice given relating to land use bylaws, subdivision applications, annexation proposals and development applications. Background information relating to planning within the area of jurisdiction was also provided to government and private organizations.

- During the 1981/82 year general municipal plans were completed for Fort Assiniboine, Mannville and Plamondon. These were or are in the process of being adopted by the village councils. A hamlet plan was completed for Chisholm.

- At the end of the fiscal year, work was in progress on general municipal plans, plan updates or community plans for Bonnyville, Grand Centre, Cold Lake, Vegreville, Andrew, Janvier,

Grande Cache, Waskatenau and Vilna. In each of these planning efforts, the municipal planner worked with a local advisory committee to prepare the plan to ensure it represented local needs and aspirations and to ensure local commitment to the plan.

Other major work of section staff included:

- Overseeing a consultant team during the preparation of a manual for evaluating multi-family housing in towns and small cities in Alberta.
- Assisting six towns with their census work and writing reports on the results.
- Preparing special studies for the Town of Hinton on parking, downtown analysis and expansion areas.
- Preparing inventory and capability analysis for the four western Metis settlements.
- Completing reports on Kikino and Caslan Settlements.
- Assessing the potential impact of major petro-chemical developments northeast of Edmonton.
- Participating in studies on the formation of the Yellowhead Regional Planning Commission.
- Participating in growth impact studies for Grande Cache and Slave Lake.

REGIONAL PLANNING SECTION

Throughout the 1981/82 fiscal year, the section provided a variety of planning services to most of the 18 rural municipalities under its jurisdiction.

Rural municipalities for which the Planning Branch is responsible include:

- The Counties of Beaver, Vermilion River, Lamont, Smoky Lake, St. Paul, Two Hills, Minburn, Thorhild, Athabasca and Barrhead;
- The Municipal Districts of Westlock, Bonnyville, Wainwright and Provost; and
- Improvement Districts 14, 15, part of 17 and 18.
- As of January 1, 1982, the County of Barrhead and Improvement Districts 14 and 15 became part of the Yellowhead Regional Planning Commission. Services to affected municipalities were provided jointly by the commission and Regional Planning Section staff to the close of the fiscal year.

During this year, section staff were involved in the preparation of general municipal plans, lake management studies, development plans, planning reports and land use bylaws. Staff were also involved in providing comments on specific land development, subdivision and annexation proposals.

- Specifically, general municipal plans were in preparation for the counties of Beaver, Minburn and Athabasca and the MD of Westlock. General municipal plans were initiated for the counties of Vermilion River, Lamont and the MD of Provost.

- During the fiscal year, the Garner Lake Management Study was completed with work progressing well on a similar study for Lac La Biche.

- Progress was made on a broader planning project involving capabilities or recreational lakes located in northeast Alberta.

- Work commenced and was well advanced during a management study for Chickenhill Lake.

- Staff assisted the Edmonton Regional Planning Commission to prepare a management study and implement an area structure plan for Lac La Nonne.

- Area structure plans for Ethel and Garner Lakes were prepared and plans for the hamlet of Cherry Grove and an area adjoining Lac La Biche in ID 18 were undertaken. Similar plans were begun for industrial areas located in ID 17 and 18.

- The proposed Cold Lake Regional Plan was produced in this fiscal year and is undergoing departmental review.

- Staff acted as referral agents for all proposed resource developments for locations throughout the province through association with these committees:

  Exploration Review Committee
  Development and Reclamation Review Committee
  Crown Mineral Disposition Review Committee
  Resource Integration Committee

- Regional Planning Section staff also acted as planning consultants to assigned municipalities on rural planning matters through close liaison with local councils, municipal planning commissions and other interest groups.

CURRENT PLANNING SECTION

The Current Planning Section continued to provide subdivision and bylaw services to municipalities not within regional planning commissions.

- Subdivision processing remained the primary activity, although the unsettled provincial economy reduced the volume of applications.

- The program to prepare land use bylaws for all municipalities, in accordance with the Alberta Planning Act, was completed this year. The emphasis on land use bylaw activity subsequently shifted from preparation to updates, amendments and consolidation. All municipalities with a population of more than 1,000 now have bylaws to control and regulate land use and development.

- The province-wide Airport Vicinity Protection Area Program continued to promote the compatibility of land uses around airport locations throughout the province. The primary activities were focused on the amendment and updating of existing regulations, while progress was made toward the adoption of regulations for new airports.

A detailed breakdown of the activities of the Current Planning Section follows:

TABLE I: SUBDIVISION ACTIVITY

Types of Application Received		Decisions Made	
Instruments	662*	Approvals	127
Plan of Survey	326	Conditional Approvals	669
Outline Plans	26	Refusals	223
		Deemed Refusals	6
SUB TOTAL	1,014	Applications Withdrawn	57
		Decisions Pending	73
Number of files carried over from previous year -	141		
TOTAL	1,155	TOTAL	1,155

Number of Alberta Planning Board Appeals attended - 234
Number of Linen Plans Endorsed - 882

*Includes 52 instruments registered under Section 86 of the Planning Act.

TABLE II: BYLAW ACTIVITY

Land Use Bylaw Adopted	1
Land Use Orders* Adopted	4
Land Use Bylaw Amendments	139
Land Use Bylaw Consolidations	9
General Plan Amendments	5

* Land Use Orders for Improvement Districts No. 14, 15, 17 and 18 approved and endorsed by the Minister.

TABLE III: AVPA ACTIVITY

Draft AVPA Regulation	4
Draft AVPA Amendment Regulations	1
AVPAs recommended on Order in Council	2
Ministerial Orders	2*

* This includes the Vermilion AVPA Regulation and the Peace River AVPA Amendment Regulation.

INTER-AGENCY PLANNING BRANCH

During its fifth year of operation, the branch submitted a three-year study of the regional planning system to the minister and the Alberta Planning Board and participated in the implementation of recommended major changes for the preparation of regional plans. Most branch activities were in support of the study or were aimed at problem-solving and policy development related to regional planning throughout the province.

Major activities were:

- **The Regional Planning System Study**

  The three-year study into the concept and working of the regional planning system was concluded with six major interest groups either presenting their views on regional planning or reviewing branch recommendations.

  The two municipal associations presented their report in August, 1980. Regional planning commission executive directors made presentations in April, 1981 and a staff report incorporating these views and making recommendations was submitted to the Alberta Planning Board in June, 1981.

  Review comments were received from representatives of provincial departments, the development industry and professional planners. A revised report was presented to regional planning commission elected members and staff at the board conference in September, 1981 and their views were solicited.

- **Changes to Regional Plan Guidelines**

  Many of the regional planning system study recommendations relating to the plans prepared by Alberta's nine regional planning commissions were considered by the board and minister and implemented through a revision to the Guidelines for the Preparation and Review of Regional Plans, originally prepared by branch staff.

  Branch staff assisted the minister and board by revising the guidelines and preparing a framework for their application. All regional plans must adhere to these new guidelines which seek to shape regional plans as policy-oriented frameworks, allowing municipalities sufficient scope in local planning.

- **Establishment of Yellowhead Regional Planning Commission**

  The branch developed recommendations for the board and minister on the establishment of the Yellowhead Regional Planning Commission and assisted in the initial organizational activities.

- **Review of Regional Plans**

  Major work on the review of regional plans or their amendments was conducted on behalf of the Alberta Planning Board, for whom the branch serves as technical secretariat. This work related to the Calgary Regional Plan, the Red Deer Draft Regional Plan and the Peace River Regional Plan and regional plan amendment.

- **Land Use Planning for Pipelines**

  Agreement was reached between the Energy Resources Conservation Board (ERCB) and the Alberta Planning Board on many aspects of the branch report, The Pipeline-Urban Encroachment Problem: A Land Use Planning Perspective. The ERCB has begun to implement a number of recommendations suggested by branch staff. Approval was received

to commence consultation with development and pipeline industries and others involved in solving the encroachment problem.

- **Training for Planners**

  The report, Training Needs of Planners: A Survey of Skills for More Effective Planning, was prepared from a questionnaire sent to 900 Alberta planners and was reviewed by an advisory committee of educators and planners. This will be widely distributed and followed up with discussions and a course needs survey.

  The branch continued to sponsor training workshops designed to make planning more responsive to political and other demands. A colour video presentation on the Strategic Choice methodology was made available both inside and outside Alberta.

- **Problem-Solving Activities**

  Branch staff continued to advise the minister and board on a variety of planning related problems stemming from citizen enquiries and other land use planning related issues.

PLANNING RESEARCH AND DEVELOPMENT BRANCH

During the fiscal year 1981/82, the branch's six-member staff complement was involved in a number of on-going projects and began new projects important to the planning process throughout the province.

Major research and development activities included:

- The application of the boomtown growth model to a new resource town was developed further. The "Boom H" model was modified to simulate the impact of a resource project on a group of communities.

- The branch has completed an economic base study and assessed the impacts of new resource development in the Coal Branch region.

- Work was completed on the feasibility of developing a subdivision information system.

- A study to help prepare the socio-economic portion of environmental impact assessments continued during 1981/82.

- Staff participated on a technical committee with Edmonton Metropolitan Regional Planning Commission to implement the growth management guidelines contained in the 1981 Edmonton annexation decision.

- The branch continued to cooperate with the Current Planning Section of the Planning Branch in evaluating the content of present land use bylaws.

- In cooperation with the Energy Conservation Branch of Alberta, Energy and Natural Resources, the branch continued to assist in developing energy related principles relevant to Alberta municipalities.

- The branch assisted the Inter-Agency Planning Branch in preparing revised regional plan guidelines and a framework for applying the guidelines. It also continued to respond to and prepare comments on various planning subjects for the minister and assistant deputy minister.

PLANNING SUPPORT SERVICES BRANCH

The branch continued to provide administrative, budgetary, municipal engineering, cartographic and graphic services to the programming elements of the Planning Services Division.

Since the branch's inception, drafting technicians had to send all technical and illustrative mapping work out to have negatives and proofs prepared. This resulted in delays, as much time was spent waiting for results of negatives and proofs.

Budgetary approval in this fiscal year permitted 80 to 90 per cent of these requirements to be completed in-house. All planning and designing and purchasing of start-up equipment and supplies for the small facility were completed in this fiscal year. The facility was expected to be operational in August, 1982.

Major specific activities were:

- Approximately 80 illustrative mapping requests were received.
- Roughly 50 requests for special municipal compiled mapping projects were handled and approximately 1,500 compiled mapping updates were completed.
- About 50 graphics and presentation package projects in this area were undertaken by branch staff.
- Technical staff handled 18 airport vicinity protection area assignments.
- Several requests were received relating to updating municipal boundary maps such as those arising from annexation. These included, as examples, the City of Edmonton new boundaries and Improvement District #5.
- The branch received approximately 50 miscellaneous projects throughout the fiscal year. These included technical requests from staff from other units of the department.
- Special projects included a request from Statistics Canada through the department's Municipal Administrative Services Division, for the verification and update of municipal boundary maps. Approximately 740 maps were verified and/or updated as a result of this special request.
- Several contour mapping projects were undertaken by this unit. Staff were actively involved in ground control survey work and the procurement of aerial photographs for the preparation of these contours.
- The administrative services unit continued to coordinate divisional policies and procedures, accounts processing, personnel matters and general administration.

Alberta
CANADA

1982

LAND USE PLANNING
JURISDICTIONS,
REGIONAL PLANNING
AUTHORITIES

Produced by the Alberta Bureau of Surveying and Mapping © 1982

IMPROVEMENT DISTRICTS OPERATIONS DIVISION

IMPROVEMENT DISTRICTS OPERATIONS DIVISION

The division has achieved considerable progress in encouraging local government and improving services at the municipal level since these were set as key program and administrative objectives in June, 1980. During the past year, the division has entered a consolidation phase in terms of meeting and strengthening these objectives.

In 1981, the councils and residents in improvement districts and Metis settlements where the Division works were encouraged to become more actively involved in local decision making and in the responsibility for community services.

1981/82 activities included:

Policy

- Improvement district and Metis development councillors reviewed and recommended policies at the 1982 Alberta Association of Improvement District's Conference.
- A Handbook for Improvement District Advisory Councillors was published.
- A joint Government/Metis Committee was established to review over the next two years the Metis Development Act and Regulations and to make recommendations for political, social, economic and cultural development on Metis settlements.

Reorganization

- A new Improvement District Office was opened in Fort McMurray.
- Additional municipal responsibilities were transferred from Edmonton to improvement district offices for the delivery of provincial and municipal programs at the local level. Local purchasing, service billing and revenue collection are major examples of this trend.
- The creation of a new improvement district in the southern region of the province effective January 1, 1983 was announced. The new district, to be known as Improvement District No. 5, will cover the area of Kananaskis Country and include half of Improvement District No. 8 and a smaller portion of Improvement District No. 6.
- Metis Development Branch service to settlements was strengthened with the establishment of district offices with increased responsibilities in High Prairie and St. Paul.

Local Services

- Service levels improved with the construction of nine new fire halls within the improvement districts and the implementation/completion of 18 water and/or sewer projects throughout the province. Water and/or sewer feasibility studies were carried out in eight additional hamlets.
- In 1981/82, Improvement District Administration allocated more than $4 million to recreation boards, nearly $2 million towards agricultural services and more than $14 million towards the construction and maintenance of secondary roads in the improvement districts. A separate road program was established for Metis settlements.
- Several new initiatives were undertaken on Metis settlements. These included the development of a Wildlife Game Ranching Project at Kikino, market gardening at Elizabeth, stake flag production at Fishing Lake, a garment factory at Caslan and the opening of two new administration buildings. In addition, negotiations continued for a new joint venture with private industry to pursue timber operations at East Prairie, Gift Lake and Big Prairie.

Development

- Land Use Orders were finalized in all improvement districts.
- The Land Tenure Secretariat completed its involvement in Anzac, Wabasca-Desmarais, Calling Lake, Chisholm, and Little Buffalo.
- There were 115 titles transferred under various land tenure projects. To date 400 titles have been transferred in five northern communities.
- Land use plans were completed for the communities of Conklin and Sandy Lake and for Paddle Prairie, Gift Lake, Big Prairie, and East Prairie Metis Settlements.
- In 1981/82, 1,206 development permits were issued with a construction value of more than $459 million; 700 hundred subdivision applications were also processed.
- Work continued on the preparation of five-year development plans for the eight Metis settlements.

Training

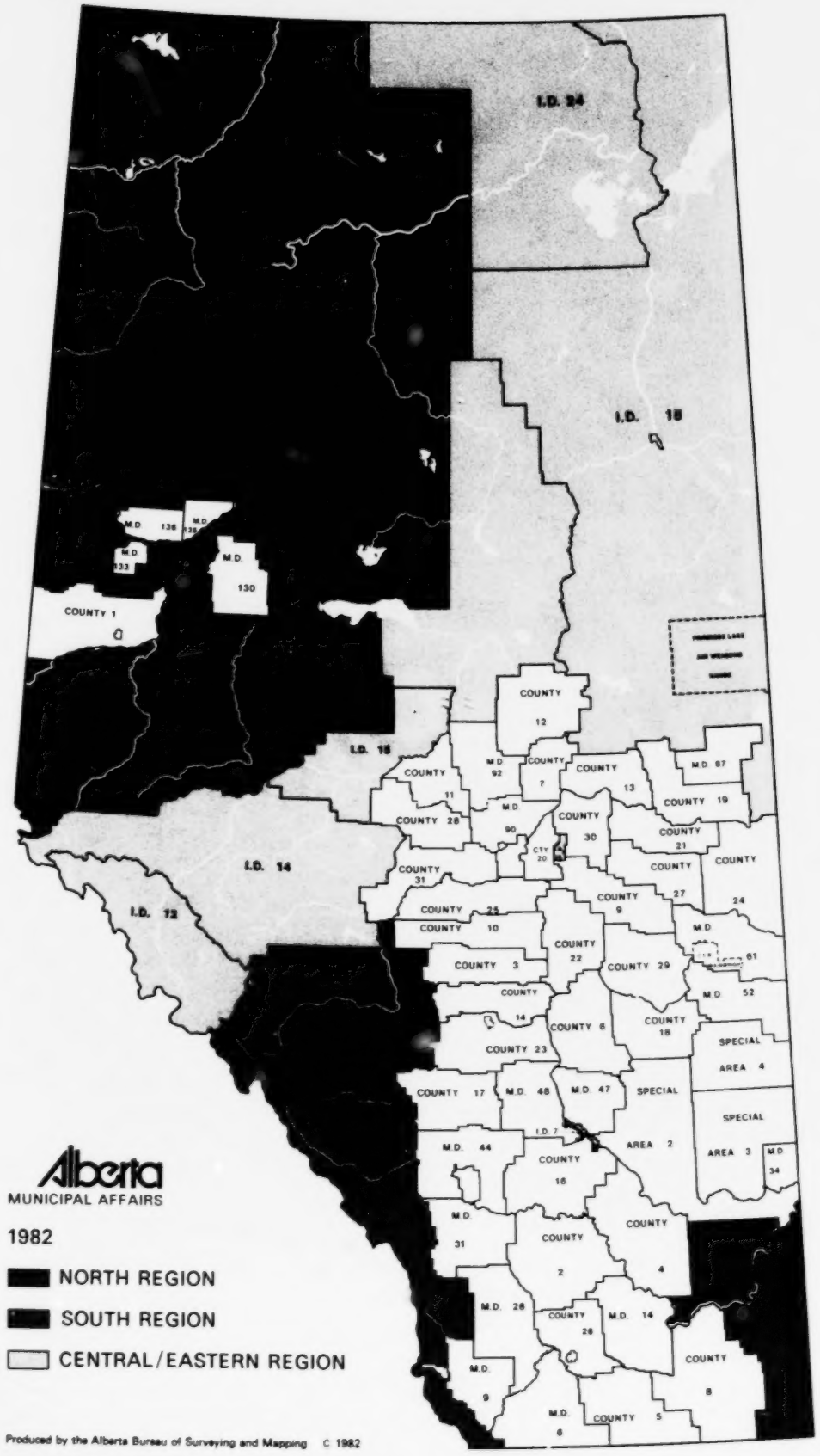
- Administrative skill training sessions were provided for Metis settlement clerks. Metis settlement councillors received training in decision making and other related skills.
- Cooperation continued with the Alberta Association of Improvement Districts to provide regional workshops for improvement district councillors.
- Financial training related to decentralization was undertaken for improvement district administration staff.

Assessment and Taxation

- The division reported a total taxable assessment of $711 million for the fiscal year. This was 44 per cent more than the previous year.
- Improvement district advisory councillors became actively involved with revenue budgeting and the establishment of mill rates for a second year. The municipal mill rate rose approximately 12 per cent in 1981.
- Development and growth in improvement districts, as reflected in the increased assessment, combined with the increase in mill rates, generated $23,473,574 in municipal taxes in 1981. This represented a 14 per cent increase.

1980/81 Comparative Tax Levels

	1980	1981	% Increase
Supplementary Schools	16,658,407	31,793,004	91
School Foundations	10,993,864	17,861,038	63
Hospitals	259,121	880,454	240
Industrial Tax Transfer	2,807,757	2,863,133	2
Totals	30,719,149	53,397,629	74


I.D. 24
I.D. 18
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M.D. 133
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COUNTY 1
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COUNTY 23
SPECIAL AREA 4
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SPECIAL AREA 2
SPECIAL AREA 3
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COUNTY 2
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M.D. 6
COUNTY 5
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● PRESENT PROJECT
I.D. JURISDICTION
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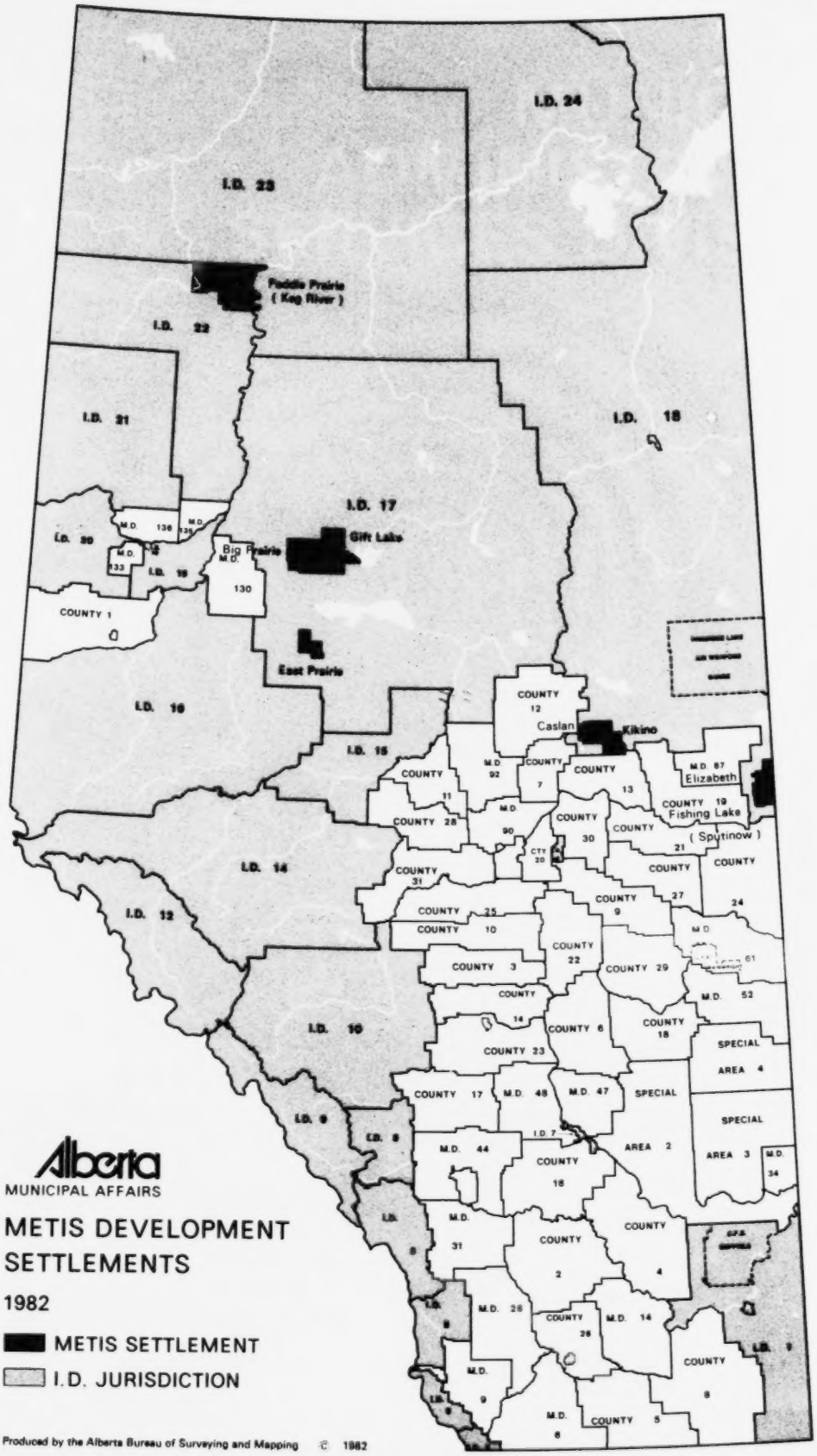
I.D. 24
I.D. 23
Paddle Prairie
(Keg River)
I.D. 22
I.D. 21
I.D. 18
I.D. 17
Gift Lake
Big Prairie
M.D. 130
I.D. 20
M.D. 136
M.D. 133
I.D. 19
COUNTY 1
East Prairie
I.D. 16
I.D. 15
COUNTY 12
Caslan
Kikino
COUNTY 11
M.D. 92
COUNTY 7
COUNTY 13
M.D. 87
Elizabeth
COUNTY 28
M.D. 90
COUNTY 30
COUNTY 19
Fishing Lake
(Sputinow)
CTY 20
COUNTY 21
I.D. 14
COUNTY 31
COUNTY 24
COUNTY 25
COUNTY 9
COUNTY 27
I.D. 12
COUNTY 10
COUNTY 22
COUNTY 3
COUNTY 29
M.D. 52
COUNTY 14
I.D. 10
COUNTY 6
COUNTY 18
SPECIAL AREA 4
COUNTY 33
COUNTY 17
M.D. 48
M.D. 47
SPECIAL AREA 2
SPECIAL AREA 3
I.D. 9
I.D. 8
I.D. 7
M.D. 44
COUNTY 16
M.D. 34
I.D. 6
M.D. 31
COUNTY 2
COUNTY 4
I.D. 5
M.D. 28
COUNTY 26
M.D. 14
I.D. 4
M.D. 9
M.D. 8
COUNTY 5
COUNTY 8
I.D. 3
I.D. 2
I.D. 1
Alberta
MUNICIPAL AFFAIRS
METIS DEVELOPMENT SETTLEMENTS
1982
METIS SETTLEMENT
I.D. JURISDICTION
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MUNICIPAL ADMINISTRATIVE SERVICES DIVISION

MUNICIPAL ADMINISTRATIVE SERVICES DIVISION

The Municipal Administrative Services Division is composed of four branches:

Grants and Subsidies
Municipal Services
Research and Special Projects
Tax Recovery and Property Administration

Assistant Deputy Minister Tom Forgrave was appointed in June, 1981.

The division acts as the focal contact point for general administration. It conducts annual inspections of all incorporated municipalities, with the exception of cities, to ensure municipal government is being carried out in accordance with relevant legislation and regulations. More important, the division regularly provides advice and information to municipal officials on their duties.

The division also plays a significant role in the development of the government's municipal policies, frequently coordinating or serving as the departmental representative on interdepartmental committees. Through workshops or seminars it provides information to municipal officials and receives their input regarding matters which are relayed to the relevant officials, departments or agencies.

Contact with individual Albertans occurs most frequently in the administration of property tax reduction programs and tax recovery procedures. The division also plays an important role in investigating and resolving complaints regarding municipal governments or officials.

During the 1981/82 year development commenced on the Municipal Services Financial Information System which, when implemented in 1982/83, will enable the division to provide current financial advice and trend analysis to municipalities. Staff resources have been strengthened in this area.

Improvements have been made to the administration of senior citizen assistance programs to simplify the application procedures.

Continued efforts have been made to expand the interface between the division and elected and appointed municipal officials. These include regular meetings with the municipal associations, an annual series of meetings with senior city administrative staff, consultation with representative officials on planned programs and legislation, and extensive involvement in education for elected and appointed officials.

MUNICIPAL SERVICES BRANCH

The new name adopted for the branch this year reflects more appropriately the scope of the services respecting municipal matters provided to civic officials, citizens and government departments and agencies. These services can be broadly categorized as:

training
municipal inspection
municipal advisory
information

In addition, the branch provides staff services to the assistant deputy minister and to the deputy minister.

The increasing demand for advisory and administrative assistance results from a shortage of trained and experienced municipal administrators and financial managers. Many municipalities throughout the province operate with new and inexperienced staff and there is a need for continuing advisory and educational services.

For several years now, the branch has prepared and presented a three-day administration training program at the Municipal Refresher Course held at the Banff School in June. Staff members also attend conventions, zone meetings, seminars and work shops to provide input on municipal procedures, administration and financial management. Four seminars for elected municipal officials were held at various locations throughout the province and staff made presentations at each of these seminars.

Other branch highlights for the year were:

- The branch carried out 343 inspections of municipalities and improvement districts to review the administrative practices, compliance with enabling legislation and overall financial condition. There were 11 special investigations conducted during the year arising from the complaints received.

- Under the provisions of the Municipal Administration Internship Program, seven interns with suitable secondary education were recruited to undertake a one-year internship in municipal administration. Six of the interns were placed in municipalities throughout the province and one on the staff of Alberta Municipal Affairs. This is the second operating year for the internship program and it has been very well accepted by the municipalities. This program is expected to contribute significantly to the increase in trained municipal administrators in Alberta.

- The impact of increasing operation costs and high interest rates has placed a severe strain on many municipal budgets. The financial situation of all municipalities is being carefully monitored by the branch on an on-going basis. A financial analysis of each municipality is prepared immediately upon receiving the auditor's financial statement and those municipalities with financial difficulties are notified immediately.

- The finance and statistics section of the branch developed new municipal budget forms and financial statement forms based on the new municipal account coding structure developed the previous year. All financial reporting is now on the new format.

- During the year this section developed a new computerized municipal data base, municipal financial information system (MFIS). This system will enable the department to fully use data received from Alberta municipalities for the benefit of the department and municipalities. It will facilitate in-depth financial analyses, comparative studies and analyses of program and policy impacts.

- During the year under review, the Village of Bowden acquired town status.

At March 31, 1982, the number of incorporated municipalities totalled 333, including: 12 cities (including Lloydminster); 111 towns; 123 villages; 39 summer villages; 30 counties and 18 municipal districts. In addition, there are 19 improvement districts, three improvement district sub-offices and three special areas in the province.

The 1981 federal census results show a population of 2,237,724 people. This represents an increase of 399,687 or 21.8 per cent more than 1976 census figures.

TAX RECOVERY AND PROPERTY ADMINISTRATION BRANCH

The branch ensures taxpayers' rights and the interests of municipal authorities are protected in tax recovery proceedings.

This year Keith Metcalfe, formerly deputy director, was appointed director when J. A. Sloan retired. Bill Willows joined the branch as deputy director.

More than 80 municipal secretary-treasurers and ratepayers were contacted so the branch could assist on tax recovery, land sales and tax collection proceedings. Meetings with ratepayers, in particular, dealt with collection complaints and applications by municipal authorities for ministerial permission to apply for eviction of negligent taxpayers.

Branch representatives attended the Banff Municipal Refresher Course, two zone meetings of the Alberta Urban Municipalities Association and conducted a tax recovery procedures workshop for municipal administrators.

The branch also made recommendations to the minister regarding sales of property recovered because of non-payment of taxes.

The following is a summary of approved tax recovery sales:

- **Cities, Towns and Villages**

  Sale of occupied properties by cities and towns involved 12 parcels for $81,598.20 revenue return. Villages submitted 97 parcels for a return of $197,006.79.

- **Counties and Municipal Districts**

  There were 134 land parcels sold for a return of $636,540.85.

- **Improvement Districts and Special Areas**

  The branch listed 801 parcels (489 of which were redeemed prior to sale) with 312 advertised and 108 offered for sale in 17 tax sales. Tender revenues and sales of tax lease land to lessees in I.D. #1 (at government appraised values) totalled $1,033,200.05.

- **Collections**

  Tax recovery land rentals collected in improvement districts totalled $26,774. Also, $47,174.52 in outstanding Agricultural Relief Advance receipts were collected in improvement districts. Recommendations on settlements of accounts irretrievably in arrears or uncollectable account cancellations were made to the Agricultural Relief Adjustment Board.

- Other 1981/82 highlights included the completion of a residential subdivision for lot sales to Hamlet of Wayne occupants, as well as additional lots to other interested parties.

GRANTS AND SUBSIDIES BRANCH

In keeping with its mandate of administering financial assistance programs to municipalities and Albertans, the Grants and Subsidies Branch administered approximately $178,800,000 in benefits in 1981/82.

These benefits, 27 per cent more than the previous reporting year, were disbursed under six provincial grant and financial assistance programs and included allocations under the Priorities Employment Program and Summer Temporary Employment Program.

Details of the disbursements were:

MUNICIPAL DEBENTURE INTEREST REBATE PROGRAM

12 Cities	$33,271,166
110 Towns	6,229,394
100 Villages	827,300
16 Counties	1,233,221
10 Municipal Districts	131,185
7 Improvement Districts	45,633
Total	$41,737,899*

*For the period January 1, 1981, to December 31, 1981

UNCONDITIONAL ASSISTANCE GRANTS TO MUNICIPALITIES

12 Cities	$33,714,591
111 Towns	11,575,011
123 Villages	2,198,585
39 Summer Villages	173,235
30 Counties	17,203,061
18 Municipal Districts	7,962,443
16 Improvements	4,447,649
Special Areas	762,587
4 Collecting School Districts	327,032
Total	$78,364,194

SPECIAL PURPOSE MUNICIPAL GRANTS

1 City	$251,237
5 Towns	220,000
1 Village	15,000
2 Summer Villages	11,445
1 County	36,729
1 School District	10,000
Total	$544,411

SENIOR CITIZENS RENTER ASSISTANCE PROGRAM

Regular Applications ($1,000)	21,180
Subsidized Housing Applications ($500)	11,988
Owner-Occupied Mobile Home Applications ($400)	1,280
Total Applications	34,448
Total Disbursed	$23,330,600

HOMEOWNER REFUND PROGRAM

Senior Citizen Valid Applications	70,750
Non-Senior Citizen Valid Applications	84,060
Total Applications	154,810
Amount Disbursed Senior Citizen	$23,417,870
Amount Disbursed Non-Senior Citizen	5,977,150
	$29,395,020
Administration Fees	472,221
	$29,867,241

Other branch highlights include:

- Commencing in the reporting year, widows and widowers 60 to 64 years old, whose deceased spouses were 65 or older at the time of death, were eligible for the senior citizen renter assistance grant.
- The time for filing applications for previous years' benefits under the Property Tax Reduction Program was extended to the fiscal year end, resulting in approximately $687,000 in homeowner credits.
- The branch administered the Priorities Employment Program for the department, for which $23,764 was approved. Under the program, 11 projects were established and 13 people employed for four months.
- The branch also administered the Summer Temporary Employment Program for the department, for which $26,755 was approved; seven projects employing eight people for four months were established.
- During the reporting year, the branch continued to provide over-the-counter service to approximately 14,000 people, the majority being senior citizens. The branch represented the department on the Interdepartmental Coordinating Committee for Senior Citizens and attended a number of information fairs throughout the province to explain Alberta Municipal Affairs senior citizen benefits. All were well attended and received.

URBAN ADVISORY GROUP AND SPECIAL PROJECTS BRANCH

During the year the branch continued to provide research and advisory services to the minister, the department and various government agencies.

Major branch activities included:

- Compiling a report on past and projected costs of the Municipal Interest Stabilization Program and suggesting options for future application of the program. Several options were subsequently reviewed for alternative approaches to borrowing from the Alberta Municipal Financing Corporation.
- Reviewing the Industrial Improvement District Tax Transfer Program.
- Continuing a review of the Municipal Assistance Grant formula. Assistance was provided to grants and subsidies branch to answer inquiries regarding the grant to various municipalities.

- Examining the feasibility of incorporation and the financial and administrative implications of this option for hamlets in northern Alberta, particularly the communities of Fort Vermilion and La Crete.

- Evaluating the requirements for the long-term management of local services within Kananaskis Country.

- An on-going review and correlation of various population projections developed for Alberta and the Calgary and Edmonton areas.

- An on-going study of trends in local government development and organization in Alberta.

- A continuing study of municipal government legislation in Canada.

- Participating in an on-going study of alternative local government structure options in the County of Strathcona.

- An on-going statistical overview of improvement districts, municipal districts and counties in Alberta between 1976 and 1980.

- Providing periodic consultation on such topics as the development of Edmonton Regional Municipal Services Commission regulations; regional planning commission expenditure guidelines; the implementation of local government options for the Townsites of Banff and Jasper; and police financing policies and arrangements in the province.

- Providing continuing liaison with Regional Resources Project #1 and administration of the assistance grant for this project.

ASSESSMENT SERVICES DIVISION

ASSESSMENT SERVICES DIVISION

This division is responsible for providing, upon request, complete and equitable assessments, as well as inspections and advisory services to municipal officials, the public and assessors. The division also trains assessors and prepares the provincial assessment manual.

This division consists of four branches:

Assessment Operations
Training
Inspection and Advisory Services
Research and Systems

During the 1981/82 fiscal year, all four branches maintained elevated levels of activity. Property assessments have come increasingly under pressure as a result of the economic downturn. Considerable effort was concentrated on implementing assessment reforms in rural municipalities.

ASSESSMENT OPERATIONS BRANCH

A down trend in the economy has occurred over the past year but this has not yet been reflected in assessment statistics. Electric power and pipelines, and oilfield and plants have reported normal growth over the past year.

	1980	1981
Electric Power and Pipelines	$986,713,910	$1,336,697,070
Oilfield and Plants	334,048,780	345,466,660

A portion of the increase is attributable to the implementation of 1980 assessment reforms, however, the well-count increases and pipeline increases were quite substantial over the past year.

	1980	1981
Number of Wells	58,225	63,316
Pipeline	87,000 mi (140,009 km)	91,850 mi (147,814 km)

The urban and rural areas were equally busy in handling growth during 1981, including normal annual construction, annexation and 38 general assessments. In addition to the assessment workload, appraisals were done for other departments.

The staff complement as of March 31, 1982 was as follows:

9	Managers
37	Assessor IV
31	Assessor III
43	Assessor II
84	Assessor 1
41	Clerical
245	

ASSESSMENT RESEARCH AND SYSTEMS BRANCH

The Assessment Research and Systems Branch continued to provide procedural standards for assessors throughout Alberta.

The major activity of the branch was related to the Assessment Valuation Manual, to prepare rates for structures, ensure it is available to assessors in a convenient format and maintain it on a current basis. Beginning in 1982, data for the manual will be collected on a continuing basis so it can be published on a regular five-year cycle.

The Branch is heavily involved with automated systems development for the Assessment Services Division. Branch staff define user requirements and assist in interpreting systems specifications for technical analysts and programmers. The branch also tests the systems during development and determines when the systems meet acceptable standards.

During 1981, branch staff undertook a number of research activities related to property assessment and taxation.

Among the more significant projects were:

- a combined study of the provincial grant-in-lieu of taxation program with Alberta Treasury and other assessment branches;
- development of an automated level-area of calculation system for pocket computers;
- a study of assessment and taxation policies for golf courses.

ASSESSMENT TRAINING BRANCH

A province-wide program in the technical aspects of property assessment occupied a significant portion of Assessment Training Branch time this fiscal year.

Candidates are enrolled over a period of three years, 452 hours of comprehensive in-house training to assist assessors in developing a framework of principles and procedures previously identified by Alberta professionals. Priority was given to recently-appointed field production staff employed by municipalities and assessment operations.

Other projects were:

- Substantial input was made to the compositions of the theory programs offered by the University of Alberta and efforts were also aimed at co-ordinating programs offered by Alberta's post-secondary institutions. A custom program for assessors was designed with a second-year major in assessment to be offered for the first time by Lakeland College.
- Competency-based standards were moved from one series to another, to more readily represent current assessor needs, and standards for a three-phase Alberta assessment support staff program were designed.
- Two-thirds of the training staff were replaced due to promotions.

ASSESSMENT INSPECTION BRANCH

The branch provided an advisory and consultative service to municipalities conducting general assessments. Efforts were largely concentrated on implementing assessment reforms in the rural municipalities.

1981/82 branch highlights were:

- Enquiries from the public and senior or local government officials were addressed and draft regulations and legislation were prepared. Assessment complaints were investigated with necessary recommendations or action taken.

- The branch prepared market value appraisals for other agencies as well as studies and recommendations on annexation proposals and other assessment related issues.

- Educational material on assessment matters was prepared and presented through seminars and presentations to councils and several ratepayer interest groups.

ASSOCIATED BOARDS

Chairman
Planning Board
W. D. Isbister

Chairman
Assessment Equalization Board
R. G. Gagne

Chairman
Assessment Appeal Bd
P. Klompas

Chairman
Special Assist Board
A. G. Grover

ALBERTA PLANNING BOARD

The Alberta Planning Board continued to be very active in land use and development matters in the province. Demand for planning remains strong and is expected to remain so in the coming year.

During the 1981/82 year, representatives from Alberta Agriculture, Alberta Energy and Natural Resources, Alberta Environment and one other member resigned from the board. Two new members were appointed, one each from Alberta Agriculture and Alberta Municipal Affairs. The board's membership is now 19.

- Activities undertaken in 1981/82 by the board included assisting in the formation of the Yellowhead and Edmonton Metropolitan Regional Planning Commissions.
- The board published its guidelines for a rural industrial land use policy and completed and published revised guidelines for the preparation and review of regional plans. The review of the subdivision regulation is completed and the subsequent recommendations are in preparation.
- The board also organized general meetings and other special meetings to consider urgent matters.

A summary of the three board committees is as follows:

Appeals Committee

Subdivision appeals were heard on the decisions of 15 subdivision approving authorities. As well, the committee heard appeals on the refusal of amendments to regional plans. Special hearings were conducted prior to the implementation of airport vicinity protection area regulations.

- In 1981/82, 829 subdivision applications were appealed by 832 appellants; 898 appeals were heard during 119.5 hearing days.
- A total of 167 appeals were abandoned or declared invalid before the hearing date and 996 board orders were issued by the appeals committee. The scheduling of appeals is current.

Finance Committee

The committee is responsible for the administration of the Alberta Planning Fund. The committee met 18 times, including visits to eight of the nine regional planning commissions to discuss 1982/83 budget estimates.

Details of planning fund activity are shown on the following charts. Included in this report is the audited financial statement for the year ending March 31, 1982.

Planning and Research Committee

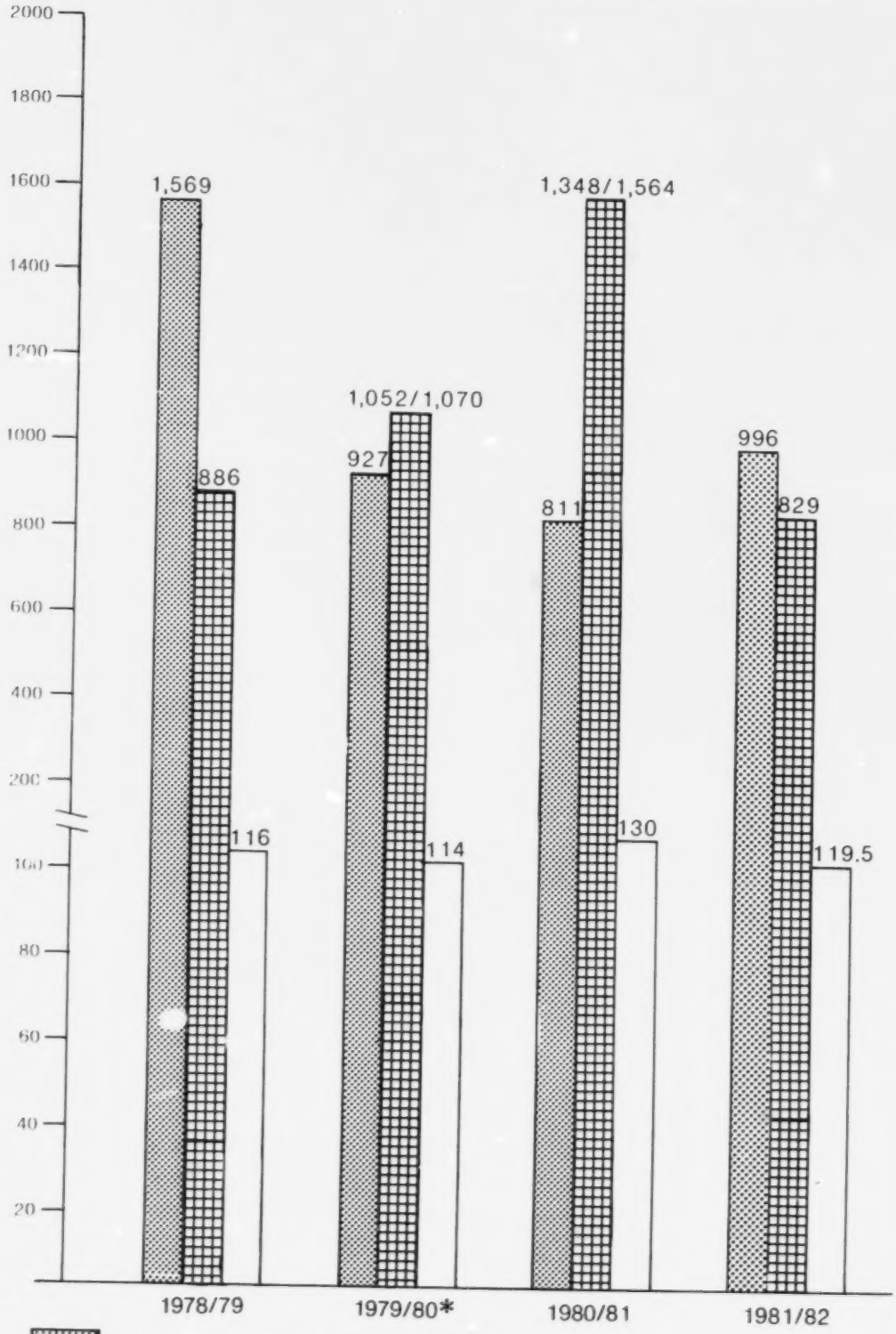
This committee met 28 times to consider technical applications and items referred for study from the planning board and provincial planning authorities.

The committee dealt with these major items:

- Guidelines for regional plan reviews.
- Formation of new regional planning commissions.
- Regional systems study.

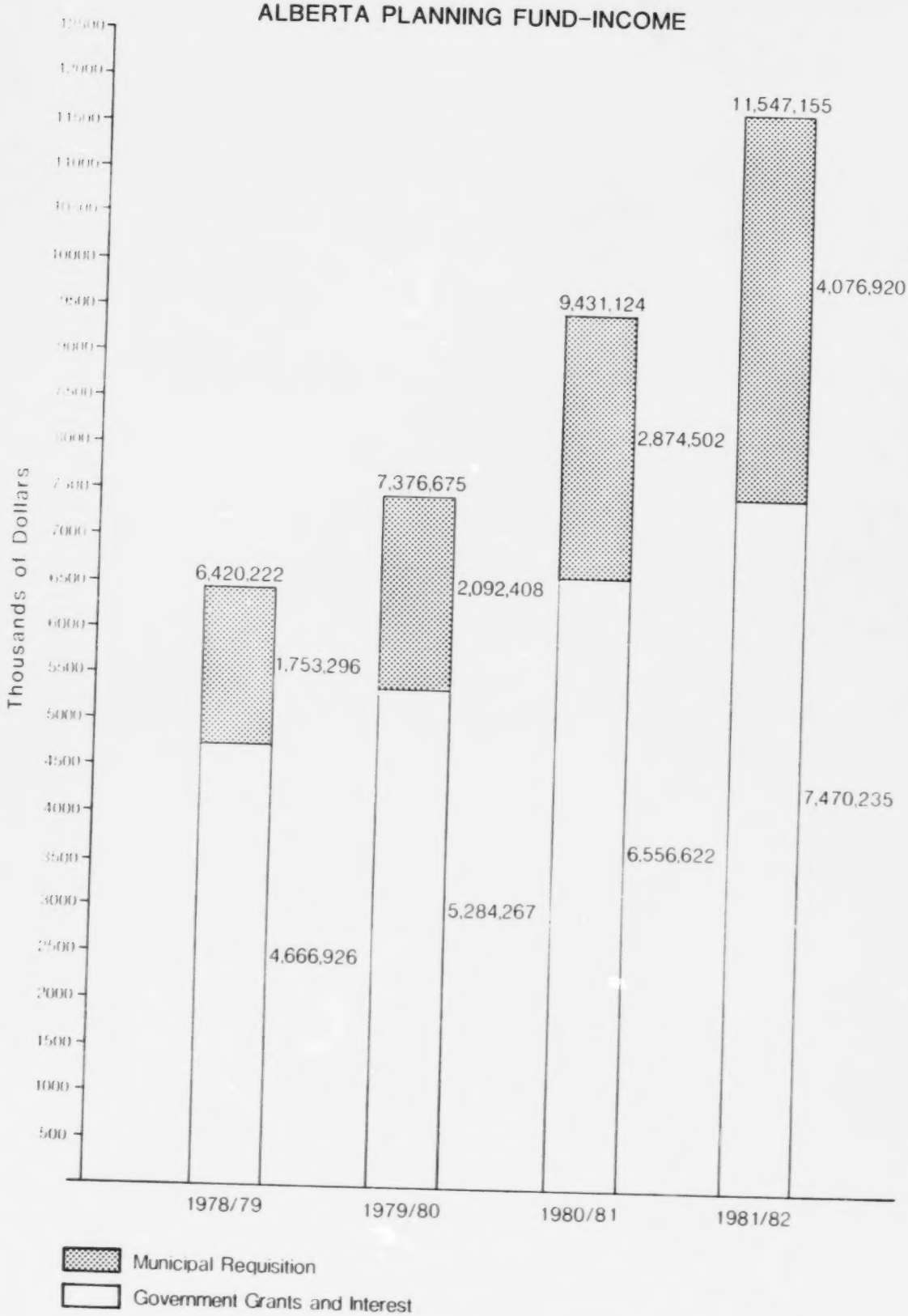
- Airport vicinity protection area regulations.
- Lake management plans.
- Amendments to existing regional plans.
- 563 applications for waiver of parts of the Subdivision Regulation, of which 532 were approved; 76 applications for an exemption under section 78 of the Planning Act, of which 54 were approved (more than one dwelling unit per parcel).
- 33 applications for cancellation, in whole or in part, or surveyed subdivision plans, of which 16 were approved and 26 amendments to regional plans, of which 19 were approved.
- The board also received nine referrals under section 44 and 54 of the Planning Act. Of these, four were heard and decisions rendered, two are scheduled for hearing and three were withdrawn.

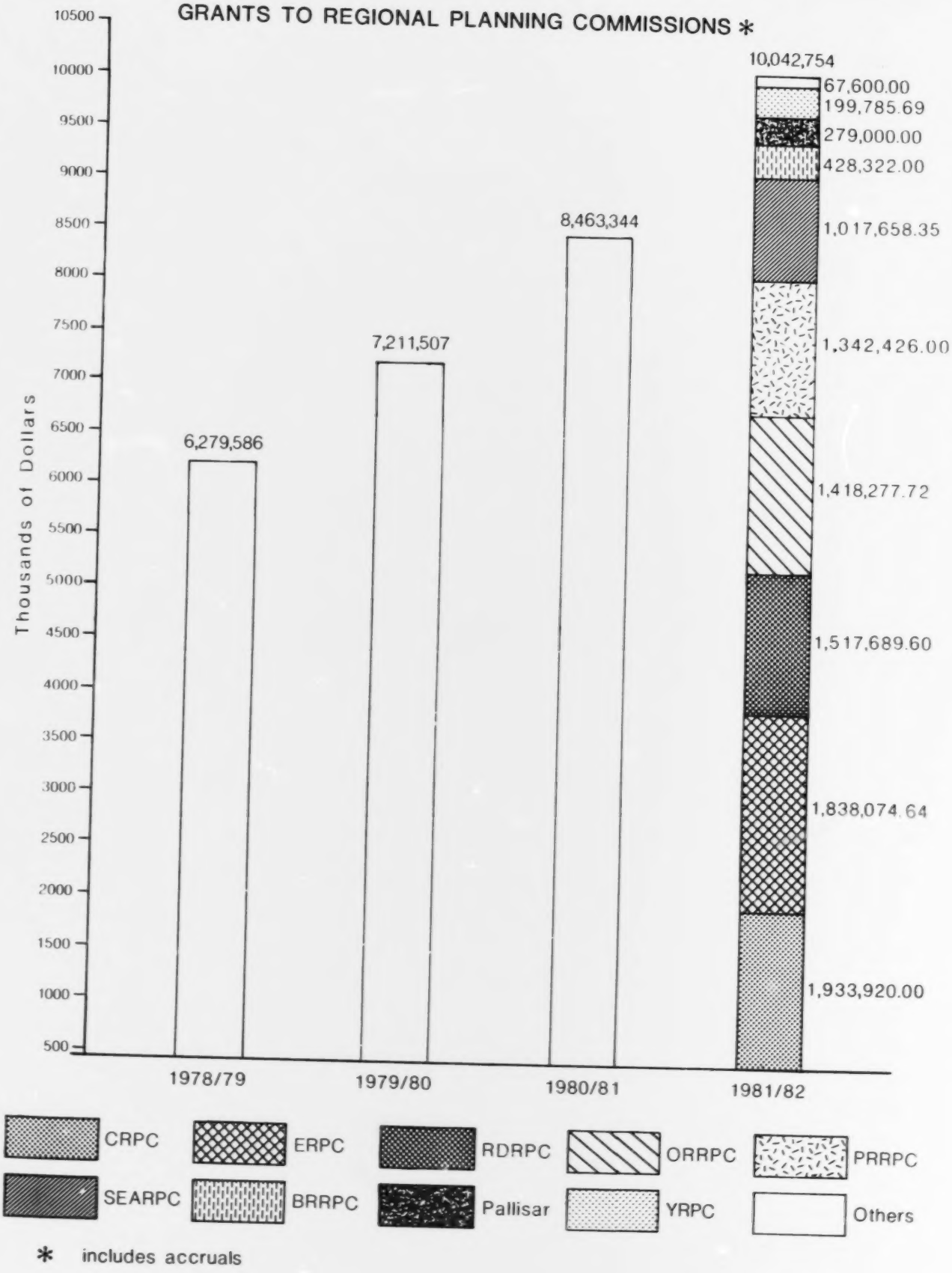
APPEALS, BOARD ORDERS ISSUED, APPEAL DAYS



* Statistics now relate only to Appeals Committee Program

ALBERTA PLANNING FUND–INCOME




GRANTS TO REGIONAL PLANNING COMMISSIONS *
Thousands of Dollars
10500
10000
9500
9000
8500
8000
7500
7000
6500
6000
5500
5000
4500
4000
3500
3000
2500
2000
1500
1000
500
6,279,586
7,211,507
8,463,344
10,042,754
67,600.00
199,785.69
279,000.00
428,322.00
1,017,658.35
1,342,426.00
1,418,277.72
1,517,689.60
1,838,074.64
1,933,920.00
1978/79
1979/80
1980/81
1981/82
CRPC
ERPC
RDRPC
ORRPC
PRRPC
SEARPC
BRRPC
Pallisar
YRPC
Others
* includes accruals

ALBERTA PLANNING FUND
FINANCIAL STATEMENTS
MARCH 31, 1981

Auditor's Report

Balance Sheet

Statement of Revenue, Expenditure and Fund Balance

Notes to the Financial Statements

OFFICE OF THE AUDITOR GENERAL

Alberta Legislature

Office of the Auditor General

AUDITOR'S REPORT

To the Members of the Alberta
Planning Board

I have examined the balance sheet of the Alberta Planning Fund as at March 31, 1982 and the statement of revenue, expenditure and fund balance for the year then ended. My examination was made in accordance with generally accepted auditing standards and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the fund as at March 31, 1982 and the results of its operations for the year then ended in accordance with generally accepted accounting principles applied on a basis consistent with that of the preceding year.

C.A.
Auditor General

Edmonton, Alberta
August 10, 1982

STATEMENT A

ALBERTA PLANNING FUND
BALANCE SHEET
AS AT MARCH 31, 1982

	1982	1981
ASSETS		
Current:		
Deposits in trust (Note 2)	$3,323,890	$1,829,712
Requisitions receivable	602	—
	$3,324,492	$1,829,712
LIABILITIES		
Current:		
Special projects and studies	107,439	117,060
Fund balance, Statement B	3,217,053	1,712,652
	$3,324,492	$1,829,712

The accompanying notes are part of these financial statements.

STATEMENT B

ALBERTA PLANNING FUND
STATEMENT OF REVENUE, EXPENDITURE AND FUND BALANCE
FOR THE YEAR ENDED MARCH 31, 1982

	1982	1981
Revenue:		
Requisitions from municipalities on equalized assessments	$4,076,920	$2,874,502
Contributions from the Province of Alberta Department of Municipal Affairs	6,827,680	6,235,332
Interest	642,555	321,290
	11,547,155	9,431,124
Expenditure:		
Grants to Regional Planning Commissions	9,745,209	7,984,400
Special projects and studies	297,545	478,944
	10,042,754	8,463,344
Excess of revenue over expenditure	1,504,401	967,780
Fund balance at beginning of year	1,712,652	744,872
Fund balance at end of year	$3,217,053	$1,712,652

ALBERTA PLANNING FUND
NOTES TO THE FINANCIAL STATEMENTS
MARCH 31, 1982

Note 1 Authority

The Alberta Planning Fund operates under the authority of the Planning Act, Chapter P-9, Revised Statutes of Alberta, 1980.

Note 2 Deposits in Trust

Deposits in trust consist of deposits in the Consolidated Cash Investment Trust Fund of the Province of Alberta.

Note 3 Administration Costs

Administration costs of the fund are provided by the Province of Alberta, and accordingly are not reflected in these financial statements.

Note 4 Commitments

The fund had outstanding commitments of $54,000 as at March 31, 1982 (1981 $49,485).

Note 5 Changes in Financial Position

A statement of changes in financial position is not provided as disclosure in these financial statements is considered to be adequate.

Note 6 Comparative Figures

The 1981 figures have been restated where necessary to conform to 1982 presentation.

Note 7 Approval of Financial Statements

These financial statements were approved by management on August 10, 1982.

ASSESSMENT EQUALIZATION BOARD

The total 1982 provincial equalized assessment which was used to establish the apportionment of requisitions among municipalities, amounted to $19.8 billion, an increase of 23 per cent over 1981. The increase is attributed to a change in equalization procedure and to rapid growth in actual assessment and land market values which have occurred throughout Alberta.

Municipalities allocated a total of $146,554,000 to the School Foundation Fund, based on a total equalized assessment to $9.4 billion (excluding all residential properties).

Equalized assessments for the province in the last 10 years are listed below, together with the annual percentage increase.

EQUALIZED ASSESSMENT	YEAR	PERCENTAGE INCREASE
3,636,400,000	1972	6.4
4,214,000,000	1973	15.9
4,930,907,520	1974	17.0
5,785,059,840	1975	17.3
5,350,179,480	1976	17.5
6,332,705,100	1977	18.4
7,435,568,740	1978	17.4
8,740,105,670	1979	17.5
11,838,857,760	1980	35.4
16,166,691,900	1981	36.6
19,887,641,550	1982	23.0

ASSESSMENT APPEAL BOARD

The progressively escalating real estate market, followed by the recent economic downturn, is resulting in a wave of resolute and legal assessment challenges to the board. The growth in real property, coupled with recent reforms stressing more frequent assessments, will result in a dramatic increase in the number of appeals expected to peak in 1984 when both Edmonton and Calgary simultaneously complete general assessments.

Appeals filed with the board were completed prior to the fiscal year end, with the exception of two postponements at the request of the appellants and three delays awaiting judicial decision on analogous issues.

Following is a breakdown, by municipalities, or items appealed and modes of disposition:

MUNICIPALITIES	APPELLANTS	ITEMS
9 Cities	146	1,252
22 Counties	122	256
5 Improvement Districts	15	25
11 Municipal Districts	143	612
35 Towns	69	442
11 Villages	18	54
93	513	2,641
Equalized Assessment Appeals	11	15
Electric Power and Pipeline Assessment Appeals (all withdrawn)	22	
	546	2,656

The board issued 37 written decisions and other decisions were given orally and later confirmed in writing.

Charts filed as an appendix to this report show the disposition of all appeals heard by the board during the fiscal year 1981/82.

1981 APPEALS

ALBERTA ASSESSMENT APPEAL BOARD

SUMMARY OF 1981 APPEALS	Appellants	LAND						IMPROVEMENTS						BUSINESS						LOCAL IMPROVEMENTS						TOTAL
		Land Assess.	Adj.	Conf.	Dism.	C/Q	WD	Imp. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Bus. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Loc. Improv.	Adj.	Conf.	Dis..	C/Q	WD	
9 Cities	146	1006	688	103	106		109	222	17	26	87	1	91	24	6	9	9									1252
22 Counties	122	171	76	43	48		4	84	15	13	33	19	4	1	1											256
5 Improvement Districts	15	15	7	2	6			10	1	1	6	2														25
11 Municipal Districts	143	485	233	128	92		32	126	33	35	37	18	3							1			1			612
35 Towns	69	381	220	115	44		2	38	18	12	6		2	1				1		22	6	1	14	1		442
11 Villages	18	14	5	5	4			10	2	4	4									30	25		4		1	54
TOTALS	513	2072	1229	396	300		147	490	86	91	173	40	100	26	7	9	9	1		53	31	1	19	1	1	2641
1981 Equalized Assessment Appeals (as per attached schedule)																										
1981 E.P.P.L. Assessment Appeals (as per attached schedule)																										

1981 APPEALS

ALBERTA ASSESSMENT APPEAL BOARD

CITIES	Appellants	LAND						IMPROVEMENTS						BUSINESS						LOCAL IMPROVEMENTS						TOTAL
		Land Assess.	Adj.	Conf.	Dism.	C/Q	WD	Imp. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Bus. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Loc. Improv.	Adj.	Conf.	Dism.	C/Q	WD	
Calgary	36	58	3	32	19		4	25	5	13	5		2	6	1	3	2									89
Camrose	4	4	3		1			4		3	1															8
Drumheller	1							1		1																1
Edmonton	78	912	677	68	76		91	171	8	5	73	1	84	13	5	1	7									1096
Grande Prairie	12	21	5		2		14	9	2	1	1		5													30
Lethbridge	5	2		2				3	1	2				5		5										10
Medicine Hat	5	4			4			5	1		4															9
Red Deer	1	1			1																					1
St. Albert	4	4		1	3			4		1	3															8
TOTALS	146	1006	688	103	106		109	222	17	26	87	1	91	24	6	9	9									1252

1981 APPEALS

ALBERTA ASSESSMENT APPEAL BOARD

COUNTIES	Appellants	LAND						IMPROVEMENTS						BUSINESS						LOCAL IMPROVEMENTS						TOTAL
		Land Assess.	Adj.	Conf.	Dism.	C/Q	WD	Imp. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Bus. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Loc. Improv.	Adj.	Conf.	Dism.	C/Q	WD	
Grande Prairie #1	6	4	2		2			4	1		3			1	1											9
Ponoka #3	7	5	5					3	2	1																8
Newell #4	2	3		2	1			1			1															4
Warner #5	2	2	1				1	2				1	1													4
Beaver #9	2	1		1				2	1			1														3
Wetaskiwin #10	2	2			2			1			1															3
Barrhead #11	5	5	3	1	1			5			1	4														10
Athabasca #12	5	8		3	5			4		2	2															12
Smoky Lake #13	2	4		3	1																					4
Lacombe #14	1	1		1				2	2																	3
Mountainview #17	1	1		1				1	1																	2
Strathcona #20	14	14	1	9	3		1	7	1	3	1	1	1													21
Two Hills #21	1	2	2																							2
Camrose #22	2							2			2															2
Red Deer #23	3	2	1				1	3				2	1													5
Leduc #25	4	3	2	1				3			1	2														6
Lethbridge #26	5	5	1		4			5			4	1														10
Minburn #27	1	1	1					1				1														2
Lac Ste Anne #28	1	1			1			1			1															2
Flagstaff #29	1							1					1													1
Lamont #30	47	66	25	21	19		1	29	7	6	11	5														95
Parkland #30	8	41	32		9			7		1	5	1														48
TOTALS	122	171	76	43	48		4	84	15	13	33	19	4	1	1											256

1981 APPEALS

ALBERTA ASSESSMENT APPEAL BOARD

IMPROVEMENT DISTRICTS	Appellants	LAND						IMPROVEMENTS						BUSINESS						LOCAL IMPROVEMENTS						TOTAL
		Land Assess.	Adj.	Conf.	Dism.	C/Q	WD	Imp. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Bus. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Loc. Improv.	Adj.	Conf.	Dism.	C/Q	WD	
I.D. #8	1	1			1			1			1															2
I.D. #10	2	2	2					1		1																3
I.D. #14	4	3	1		2			2			2															5
I.D. #15	7	8	3	2	3			5	1		3	1														13
I.D. #16	1	1	1					1				1														2
TOTALS	15	15	7	2	6			10	1	1	6	2														25

MUNICIPAL DISTRICTS	Appellants	LAND						IMPROVEMENTS						BUSINESS						LOCAL IMPROVEMENTS						TOTAL
		Land Assess.	Adj.	Conf.	Dism.	C/Q	WD	Imp. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Bus. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Loc. Improv.	Adj.	Conf.	Dism.	C/Q	WD	
M.D. of Cardston #6	4	5	1	2	2			5	2	1	2															10
M.D. of Willow Creek #26	1	1	1					1				1														2
M.D. of Foothills #31	20	20	11	5	4			19	1	1	5	12														39
M.D. of Acadia #34	1							1				1														1
M.D. of Rocky View #44	93	432	213	110	77		32	82	24	29	25	1	3													514
M.D. of Bonnyville #87	2	2	1	1				2	2											1			1			5
M.D. of Sturgeon #90	8	5	1	3	1			8	2	3	1	2														13
M.D. of Westlock #92	6	6	3	2	1			2	1		1															8
M.D. of Spirit River #133	1	1			1			1			1															2
M.D. of Fairview #136	4	5	2	3				2	1			1														7
Crowsnest Pass	3	8		2	6			3		1	2															11
TOTALS	143	485	233	128	92		32	126	33	35	37	18	3							1			1			612

1981 APPEALS

ALBERTA ASSESSMENT APPEAL BOARD

TOWNS	Appellants	LAND						IMPROVEMENTS						BUSINESS						LOCAL IMPROVEMENTS						TOTAL
		Land Assess.	Adj.	Conf.	Dism.	C/Q	WD	Imp. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Bus. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Loc. Improv.	Adj.	Conf.	Dism.	C/Q	WD	
Athabasca	1	1		1				1	1																	2
Bassano	2																			3			3			3
Beaumont	1	25		25																						25
Bonnyville	7	9	2	7				8	3	5																17
Brooks	2	2		1	1			1			1															3
Bruderheim	1																			1	1					1
Calmar	2	8		8				1		1																9
Carstairs	1							3	3																	3
Coaldale	1	1	1					1	1																	2
Edson	2																			2	2					2
Grand Centre	1	1		1				1	1																	2
Grimshaw	1																			1	1					1
High River	2	2		1	1			1			1															3
Hinton	1	1			1			1			1															2
Lac La Biche	1	2			2			2			2															4
Lamont	1	1	1					2		2																3
Leduc	1																			1		1				1
Magrath	1	1		1				1	1																	2
Mayerthorpe	2	2		1	1			2		1	1															4

1981 APPEALS

ALBERTA ASSESSMENT APPEAL BOARD

TOWNS Cont.	Appellants	LAND						IMPROVEMENTS						BUSINESS						LOCAL IMPROVEMENTS						TOTAL
		Land Assess.	Adj.	Conf.	Dism.	C/Q	WD	Imp. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Bus. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Loc. Improv.	Adj.	Conf.	Dism.	C/Q	WD	
Morinville	4																			4			3	1		4
Mundare	3	2	1	1				2	1	1																4
Nanton	1	1		1				1		1																2
Penhold	1							1	1																	1
Pincher Creek	3	2	2					1	1																	3
Ponoka	5	40	1	2	37			3	3					1				1		1			1			45
Provost	1							1	1																	1
Rocky Mountain House	1	1		1				1		1																2
Smoky Lake	1							1	1																	1
Stettler	1	131	131																							131
Stony Plain	1	140	78	62																						140
Sundre	2	2			1		1	1					1													3
Swan Hills	1	1	1																							1
Vegreville	10	4	2	2																7			7			11
Vermilion	2																			2	2					2
Westlock	1	1					1	1					1													2
TOTALS	69	381	220	115	44		2	38	18	12	6		2	1				1		22	6	1	14	1		442

1981 APPEALS

ALBERTA ASSESSMENT APPEAL BOARD

VILLAGES	Appellants	LAND						IMPROVEMENTS						BUSINESS						LOCAL IMPROVEMENTS						TOTAL
		Land Assess.	Adj.	Conf.	Dism.	C/Q	WD	Imp. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Bus. Assess.	Adj.	Conf.	Dism.	C/Q	WD	Loc. Improv.	Adj.	Conf.	Dism.	C/Q	WD	
Andrew	2	2	1	1																						
Boyle	1	1		1				1	1											1	1					3
Cayley	1	1		1																						2
Clive	1	1	1																							1
Coalhurst	2	3	3					2		2																1
Hay Lakes	1							1			1															5
Hussar	2	4			4			4		1	3															1
Millet	4	1		1																						8
Minburn	1							1		1										26	24		2			27
Thorhild	1	1		1				1																		1
S.V. of West Cove	2								1																	2
																				3			2		1	3
TOTALS	18	14	5	5	4			10	2	4	4									30	25		4		1	54

1981 EQUALIZED ASSESSMENT APPEALS

ALBERTA ASSESSMENT APPEAL BOARD

	NO. OF APPELLANTS	CONFIRMED	REDUCED	DISMISSED	WITHDRAWN
EQUALIZED ASSESSMENTS	11	3	1	2	5
EQUALIZED ASSESSMENTS (varied for purposes of Section 129 of The School Act)	4	2		2	
TOTALS	15	5	1	4	5

1981 ELECTRIC POWER AND PIPE LINE ASSESSMENT APPEALS

1981 EPPL ASSESSMENTS	22	22

SPECIAL AREAS BOARD

The Special Areas Board reports significant developments and major trends in the special areas for the 1981 operating year.

The agricultural communities received very little run-off, low precipitation and above normal 1981 spring temperatures, resulting in short hay crops and water shortages. Many sloughs dried up leaving white alkali dust.

Dry seeding conditions and rain at crucial stages resulted in an above-average yield and quality of cereal crops. Hail storms in late July and early August caused 100 per cent crop damage in isolated areas.

Excellent weather allowed farmers to complete harvests early with all grains binned in a dry condition, however, large infestations of grain beetles began showing in stored wheat, oats and rye. Some grain had to be moved and fumigated to save it from destruction.

Input costs increased considerably in 1981 while grain prices dropped causing much concern for the area farmers. The year closed on a depressed beef industry in a state of over-production, reduced consumption and low prices.

Water supply and management continue to be a vital concern in the special areas. Construction is in progress for the make-up pipeline to the Sheerness electrical generating plant and planning continues on the Dead Fish water diversion pipeline. Each of these pipelines will provide an assured water supply for domestic and irrigation uses in the southwest portion of the special area. The search for new sources of water supplies is an on-going one in this water-deficient part of the province.

Other significant projects include:

- Excavation and construction work at the Sheerness generating station, on Highway 36 approximately 20 mi. south of Hanna, was primarily below ground level in 1981. Earth moving for the 525 hectare (1,300 acres) cooling pond and the 4.3 km (2.7 mi.) dyke was almost completed. More than 15 km (nine mi.) of security fencing was erected and underground services were installed, including gas, electrical, water and sewage lines. The gravel and aggregates were hauled and stockpiled and a batch plant was constructed. A

large air-supported dome was erected to allow installation of the power-house foundation during the winter months. Bunk-house units, kitchen and recreation facilities were also erected. An open house tour of the site was conducted by Alberta Power in December, 1981, and the attendance of approximately 500 people is indicative of local interest in the project.

- The official opening of the new $2.3 million Vehicle Service Centre in Youngstown was held in March, 1981. The building provides a spacious office area as well as maintenance, repair and stock room facilities. Keys to the new Special Areas No. 4 office building in Consort, completed early in 1982, were turned over to the Special Areas Board by Alberta Housing & Public Works on Feb. 25, 1982. Final costs totalled $403,000 for the 598m^2 building.

- The year 1981 saw the completion of a major restructuring at the senior and middle management levels of the special areas organization. Two members of the three person Special Areas Board retired. The remaining member was appointed chairman and two advisory council members joined the board. The latter two positions will be replaced at alternate terms, coinciding with election years, by fellow council members. Three new director positions were created and filled to head the portfolios of municipal services, property administration and finance and administration. The position of executive assistant to the board was abolished.

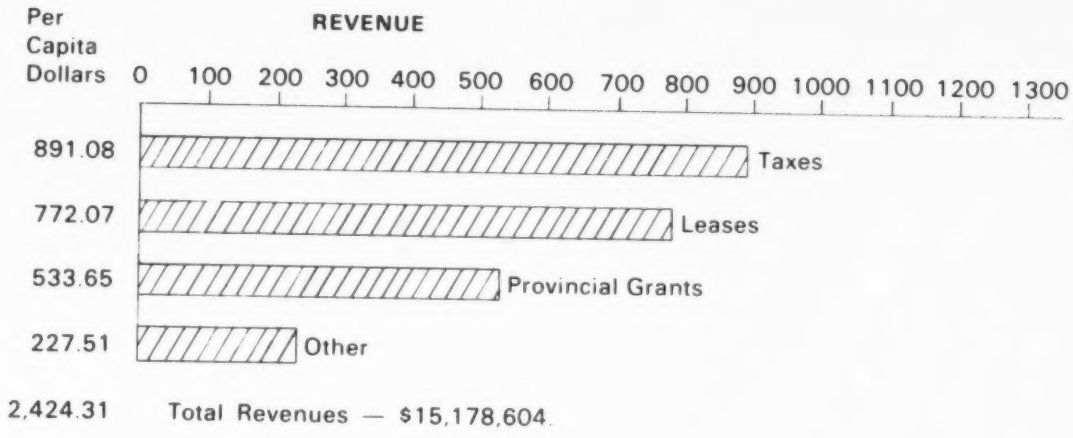
- An agreement was formed during the year for the sale of tax recovery land to existing leaseholders resident in the special areas. Tax recovery land is property the Special Areas Board acquired through tax recovery proceedings and some of this land is now being sold back to area residents. The terms and conditions of the agreement lend themselves to perpetuating existing family farms and ranching operations in the special areas.

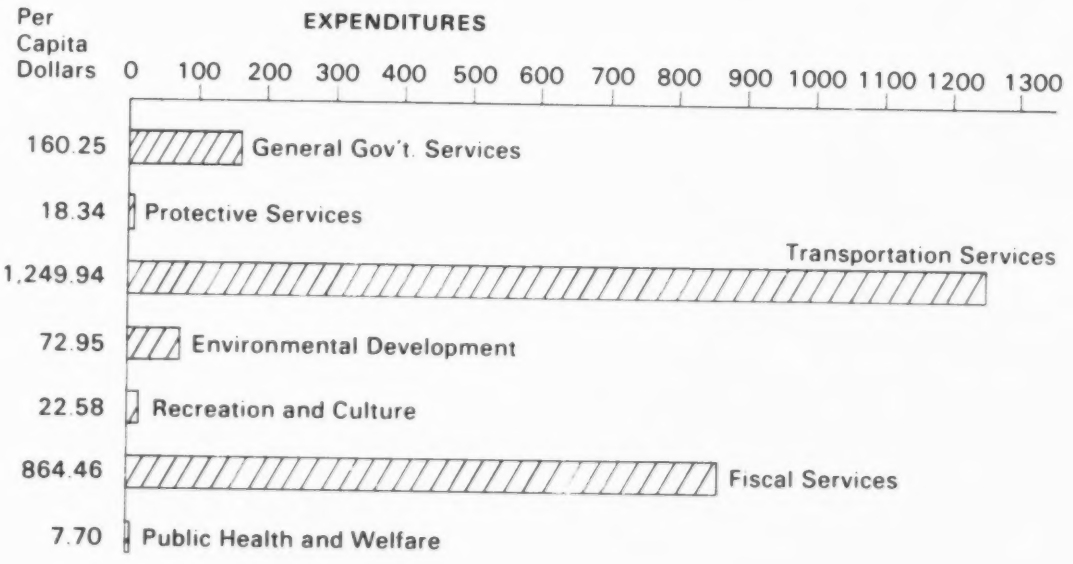
- The 1981/82 financial year was highlighted by increases in both revenues and expenditures. Total revenues were up by 36 per cent and total expenditures increased 29 per cent more than the previous financial year. Alberta Transportation grants for road construction increased significantly but were offset by corresponding expenditures on the road program. Tax revenues and expenditures increased appreciably primarily due to greater school requisitions.

Other 1981/82 developments and activities are presented in the following five year summary:

OPERATIONS	1981	1980	1979	1978	1977
ISSUE:					
Mineral Surface Leases	435	394	357	384	417
Development Control Permits	39	27	20	23	28
LEASES TRANSACTIONS:					
Assignments	504	195	192	202	133
Partial Assignments	36	24	47	36	27
Renewals	366	321	296	362	117
New Leases	77	71	57	58	52
Regrassing Permits	205	118	108	127	168
ROAD PROGRAM (in miles):					
New Construction	112.5	93	80	81	95
New Oiled	53	22	42	15	68
Gravelling	931	793	735	541	439
COMMUNITY PASTURES:					
Number of Cattle Managed	8,816	8,927	9,173	9,002	9,170
Number of Calves Managed	5,400	5,409	5,267	5,290	5,546
Acres Under Improvement	6,970	6,970	6,970	5,605	5,605

SPECIAL AREAS BOARD
GENERAL OPERATING FUND REVENUE AND EXPENDITURES — 1981





Special Areas
Population — 6,261

SPECIAL AREAS BOARD
GENERAL OPERATING FUND REVENUES AND EXPENDITURES
(Millions of Dollars)